

Affected Premises:
60-62 Fearing Street
Amherst, Mass.

WARRANTY DEED

I, ROBERT H. PLATTNER,
of 1413 Longview Drive, Fullerton, California 92631

for consideration of ONE HUNDRED NINETY THOUSAND DOLLARS (\$190,000.00), paid

grant to JERRY T. FERGUSON
of 13603 Winterberry Ridge, Midlothian, Virginia 23112

with WARRANTY COVENANTS

the land in Amherst, Hampshire County, Massachusetts, together with the
buildings thereon, more particularly described on Exhibit A attached hereto
and incorporated herein by reference.

No title examination on this deed.

Executed as a sealed instrument this 30th day of NOVEMBER, 1995.

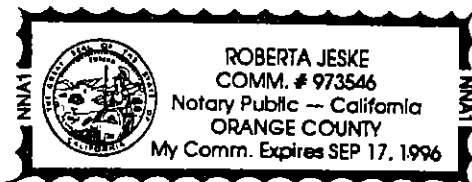

Robert H. Plattner

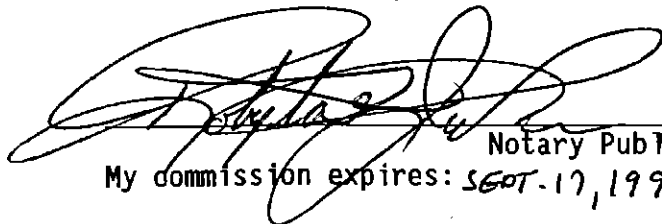
THE STATE OF CALIFORNIA

ORANGE County, ss.

NOVEMBER 30, 1995

Then personally appeared the above-named Robert H. Plattner and
acknowledged the foregoing to be his free act and deed, before me




Notary Public
My commission expires: SEP. 17, 1996

(seal)

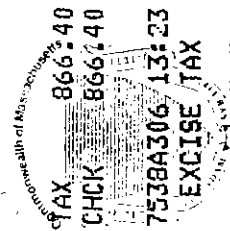


EXHIBIT A

The land with the buildings thereon in said Amherst, in the County of Hampshire, situate on the southerly side of Fearing Street and being the easterly half of Lot #13 and all of Lot #14 as shown on a plan of lots known as "Fearing Extension" and recorded with Hampshire County Registry of Deeds in Plan Book 3, Page 73, being more particularly bounded and described as follows:

Beginning at the northwest corner of the premises to be conveyed, on the southerly side of Fearing Street, it being the northeast corner of land now or formerly of one Abramson; thence running easterly on said Fearing Street one hundred fifty (150) feet to land now or formerly of one Fellers; thence running southerly on said Fellers' land and land now or formerly of one Fearing two hundred eighty-two and five-tenths (282.5) feet to an iron pin; thence running westerly on said Fearing land and land now or formerly of the Estate of John Beston one hundred fifty (150) feet to said Abramson land; thence running northerly on said Abramson land about two hundred eighty-three and eight-tenths (283.8) feet to the place of beginning.

Being the same premises conveyed to the grantor herein by deed of John S. Cary, Executor under the Will of Florence W. Cary, dated August 29, 1966, and recorded in the Hampshire County Registry of Deeds, Book 1493, Page 95.

ATTEST: HAMPSHIRE, Marianne L. Donohue REGISTER
MARIANNE L. DONOHUE